074.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	916,600 / 916,600
					USE VALUE:	916,600 / 916,600
					ASSESSED:	916,600 / 916,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POPESCU BOGDAN HN/TRUSTEE &
Owner 2:	MICU ALINA L/TRUSTEE
Owner 3:	POPESCU-MICU JOINT REVOCABLE
Street 1:	92 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POPESCU BOGDAN & -
Owner 2:	MICU ALINA -
Street 1:	92 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .267 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Clapboard Exterior and 2547 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11648.000	399,300	5,600	511,700	916,600
Total Card	0.267	399,300	5,600	511,700	916,600
Total Parcel	0.267	399,300	5,600	511,700	916,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.87 /Parcel: 359.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47121

GIS Ref

GIS Ref

Insp Date 11/06/18

!6236!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 074.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	399,300	5600	11,648.	511,700	916,600		Year end	12/23/2021
2021	101	FV	399,300	5600	11,648.	511,700	916,600		Year End Roll	12/10/2020
2020	101	FV	399,300	5600	11,648.	511,700	916,600	916,600	Year End Roll	12/18/2019
2019	101	FV	310,300	5800	11,648.	519,000	835,100	835,100	Year End Roll	1/3/2019
2018	101	FV	310,300	5800	11,648.	387,400	703,500	703,500	Year End Roll	12/20/2017
2017	101	FV	310,300	5800	11,648.	350,900	667,000	667,000	Year End Roll	1/3/2017
2016	101	FV	264,400	5800	11,648.	336,200	606,400	606,400	Year End	1/4/2016
2015	101	FV	240,900	5900	11,648.	285,100	531,900	531,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:33:20

LAST REV

Date	Time
07/23/19	15:24:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6236

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POPESCU BOGDAN	66976-531		3/24/2016	Convenience	10	No	No		
DYBDAL DAVID/NO	65257-595		4/23/2015		751,000	No	No		
SAMA LISA M	52842-529		5/26/2009		537,000	No	No		
	21275-99		7/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	47121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2014	1189	Re-Roof	13,600		9/15/2014			Strip and re-roof.
5/9/1999	279	Addition	46,000					16X24 + 4X14 ADDS

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	BS	Barbara S
1/20/2009			
1/5/2009	Measured	372	PATRIOT
10/12/1999	Meas/Inspect	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11648		Sq. Ft.	Site		0	70.	0.63	5			Topo	-5					511,680						511,700	

Total AC/HA:	0.26740	Total SF/SM:	11648	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	511,680	Spl Credit		Total:	511,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.27388585
Const Adj.:	1.01200008
Adj $ / SQ:	122.471
Other Features:	128893
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487759
Depreciation:	90723
Depreciated Total:	397035

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

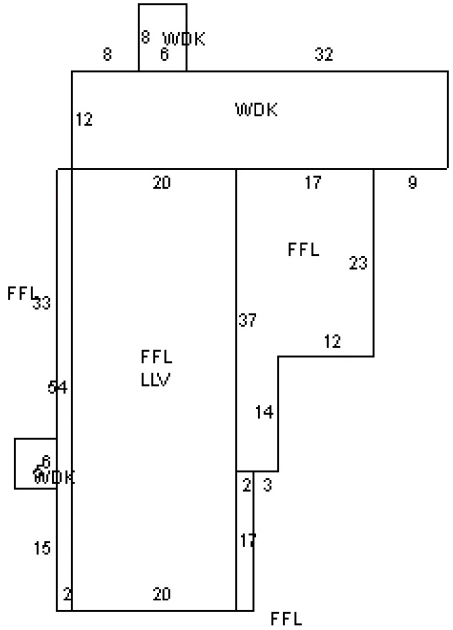
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.72
Special Features:	2300	Val/Su Net:	117.68
Final Total:	399300	Val/Su SzAd	237.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,683	122.470	206,119
LLV	Lower Level	1,080	95.900	103,567
WDK	Deck	630	7.680	4,837

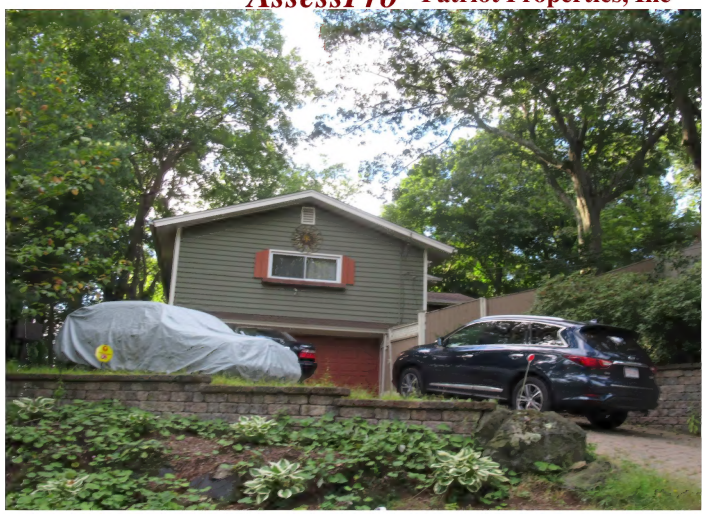
Net Sketched Area:	3,393	Total:	314,523
Size Ad	1683	Gross Area	3393	FinArea	2547
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	6	A	AV	1990	500.00	T	23.2	101			2,300			2,300
11	Pool-Vinyl	D	Y	1	12X28	A	AV	1995	20.49	T	19.2	101			5,600			5,600
2	Frame Shed	D	Y	1	8X16	A	GD	1997	0.00	T	13.2	101						
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:	5,600	Total Special Featues:	2,300	Total:	7,900